

Facility Assessment Report

This report contains the detailed findings of the facility condition assessment completed on the date noted in the document footer. Assessors rate each facility item by visual observation only; they do not test the operation of equipment or perform destructive testing of walls, ceilings, or floors. Each facility item is ranked on a 7-point scale: a rank 7 means the item is new or in like-new condition and no work is required while rank 1 means the item has failed and has led to an immediate life safety condition¹. The remaining ranks generally mean that the item requires regular maintenance (rank 5 or 6) or full replacement (rank 2, 3 or 4). To enhance reporting and capital planning analysis, each assessed item must also be assigned a recommended replacement range (used to specify the time span, in years, before replacement is recommended). Definitions for Quantity and Unit of Measure (UOM) can be found at the end of this report.

For additional detail and definition on rank values as they relate to each assessed item or the recommended replacement range, please visit the "CPS Guide to Biennial Facility Assessments" found on the Facilities Standards webpage under CPS Policies and Guidelines at http://www.cps.edu/facilityassessment.

Campus Summary			
BuildingName	Year Constructed	Number of Floors	Building Area (Sq Ft)
Main	1915	3	38,816
Addition	1924	3	30,689
Annex	1971	1	17,596
Campus Total			87,101

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Category : Exterior			B	Building : Main			
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
ntrance			,				
	Exterior Doors - Exterior Steel Door	2	3	EA	6	6-10 years	Painted doors, damaged caulking
	Exterior Doors - Transom Lite	2	6	EA	6	2-5 years	
	Exterior Stairs - Stone	2	9	LF	6	10+ years	
	Entrance Control - Audio	3	1	EA	6	6-10 years	
	Exterior Doors - Exterior Steel Door	3	4	EA	6	6-10 years	
	Exterior Stairs - Concrete	3	12	LF	5	6-10 years	
	Exterior Doors - Exterior Steel Door	4	4	EA	6	6-10 years	
	Exterior Stairs - Concrete	4	12	LF	4	0-1 year	Concrete is cracked and missing pieces
	Exterior Doors - Exterior Steel Door	6, now 5	1	EA	6	10+ years	
	Exterior Doors - Transom Lite	6, now 5	1	EA	6	10+ years	
	Exterior Doors - Exterior Steel Door	6A Boiler Room	1	EA	7	10+ years	New
	Exterior Doors - Transom Lite	6A Boiler Room	1	EA	6	6-10 years	
	Exterior Stairs - Concrete	6A Boiler Room	3	LF	6	10+ years	Repaired
	Exterior Doors - Exterior Steel Door	Yard Storage	2	EA	5	10+ years	Door frames are corroding
	Exterior Doors - Transom Lite	Yard Storage	1	EA	6	6-10 years	
oundati	on						
	Foundation - Concrete	Entire Building	626	LF	7	10+ years	
	Superstructure - Steel with Clay Tile Arch	Entire Building	38,816	SF	7	10+ years	



Catego	ry : Exterior		В	uilding	: Main		
	-					Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Lighting							
0 0	Exterior Lighting - Wall Mounted	Entire Building	6	EA	6	6-10 years	
Roof Sys	tom						
RUUL Sys	Access Ladder - Metal	A	1	EA	7	10+ years	
	Access Ladder - Wood	A	2	EA	4	0-1 year	Handmade ladders with loose nails.
			2	273		o i your	Very dangerous to go up and down
	Coping - Clay Tile	A	432	LF	7	10+ years	Fory dangerede to ge up and demi
	Downspouts - Interior Downspouts	A	194	LF	7	10+ years	
	Parapet - 16" - 30" Height	A	100	LF	7	10+ years	
	Parapet - 16" - 30" Height	A	332	LF	7	10+ years	
	Roof - Modified Bitumen	A	10,080	SF	7	6-10 years	New roof
	Roof Hatch - Metal	A	1	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/	A	10,080	SF	7	10+ years	
	Concrete Topping		10,000	01	,	ior youro	
	Access Ladder - Metal	В	1	EA	7	10+ years	
	Coping - Clay Tile	В	162	LF	7	10+ years	
	Coping - Stone	B	276	LF	7	10+ years	
	Downspouts - Interior Downspouts	B	39	LF	6	10+ years	
	Parapet - 16" - 30" Height	В	438	LF	7	10+ years	
	Roof - Modified Bitumen	B	4,848	SF	7	10+ years	
	Roof Hatch - Metal	B	4,040	EA	7	10+ years	
	Roof Structure - Steel / Metal Deck/	В	4.848	SF	7	10+ years	
	Concrete Topping	Б	4,040	51	1	TOT years	
	Chimney - Brick Chimney- Concrete/ Mortar	С	30	LF	7	10+ years	
	Liner	0	00		,	ior youro	
	Coping - Stone	С	162	LF	7	10+ years	
	Downspouts - Interior Downspouts	c	50	LF	6	10+ years	
	Parapet - 16" - 30" Height	c	162	LF	7	10+ years	
	Roof - Modified Bitumen	c	3,728	SF	7	10+ years	New roof.
	Roof Structure - Steel / Metal Deck/	č	3,728	SF	7	10+ years	
	Concrete Topping	0	0,720	01	,	ior youro	
Walls							
	Cornice - Metal Projecting	Entire Building	708	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	14,028	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	2,500	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	500	SF	4	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	208	SF	5	1-2 years	Loose pieces not seen. Open joint at
		C C			-	-	several locations
	Exterior Walls - Stone-Cut	Entire Building	596	SF	5	10+ years	
Windows							



Building : Main Category : Exterior Recommend Quantity UOM Location Group Item - Type Rank Replacement Comments Guard - Guards perforated Entire Building 10+ years 1,040 SF 6 Lintels - Steel Entire Building 15 LF 7 10+ years Entire Building LF 10+ years Lintels - Steel 231 6 Entire Building Lintels - Steel 26 LF 1-2 years Corroded, deflecting lintel. Loose 4 brick above LF Lintels - Stone **Entire Building** 177 6 10+ years Windows - Louver Entire Building 110 SF 6 6-10 years SF Windows - Sash Aluminum Double-pane Entire Building 447 10+ years 6 SF 10+ years Windows - Sash Aluminum Double-pane Entire Building 3,167 6

Category : Electrical			Building : Main					
						Recommend		
roup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
merger	cy System							
	Security System - CCTV	1st Floor	38,816	SF	5	6-10 years		
	Security System - Intrusion Detection	1st Floor	38,816	SF	5	6-10 years		
	Automatic Transfer Switch	Electrical Room	3	EA	7	10+ years		
	Exit Signs - Corridors and Stairs	Entire Building	9	EA	4	0-1 year	Hard to read lettering	
	Exit Signs - Gym	Entire Building	3	EA	6	6-10 years	Replace new in 2020	
	Exit Signs - Lunchroom	Entire Building	3	EA	6	6-10 years	Replace new in 2020	
	Emergency A/C Power - Corridors and Stairs	Entire Building	8,434	SF	6	10+ years		
	Emergency A/C Power - Lunchrooms	Entire Building	2,556	SF	6	10+ years		
	Emergency A/C Power - Students Toilets	Entire Building	1,127	SF	6	10+ years		
	Emergency Generator- Outdoor- Natural Gas - 101 - 150 KW	Outside boiler room	1	EA	6	10+ years		
ain Sei	vice							
	Main Electrical Service - 2000 A 120/208/3PH	Electrical Room	1	EA	7	10+ years		
	PA System	Entire Building	38,816	SF	5	6-10 years	System is old and can't replaced	
wer D	istribution							
	Lighting and Power Panels - 100 A	Entire Building	6	EA	7	10+ years		
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Can open Old panel	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Missing cover Gym	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Fuse panel old	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	3	2-5 years	-	
	Lighting and Power Panels - Above 100 A	Entire Building	5	EA	7	10+ years		
	Main Distribution Panels - 400 - 600 amp	Entire Building	1	EA	7	10+ years		
	Main Distribution Panels - Greater than 600 amp	Entire Building	1	EA	7	10+ years	Engine room	
	•	Entire Building		EA				



8045 S Kenwood AVENUE, Chicago, IL 60619 **Category : Electrical Building : Main** Recommend Item - Type Location Quantity UOM Rank **Replacement** Comments Group amp **Category : Fire Protection Building : Main** Recommend Item - Type Location Quantity UOM Rank Replacement **Comments** Group Fire Alarm ΕA 7 Fire Alarm Panel Entire Building Installed new in 2020 1 10+ years SF Fire Alarm Strobe Lights Entire Building 38,816 7 10+ years Installed new system in 2020 Connected per current observation Fire Alarm System Entire Building 38,816 SF 7 10+ years **Category : Mechanical Building : Main** Recommend Location Rank Replacement Group Item - Type Quantity UOM Comments Air Handling Systems Air Handling Unit- Built Up-Multi Zone-1st Floor 1 ΕA 5 Separated from original Located in 6-10 years Steam Coils - 15001 - 25000 cfm main building-Served Addition all floors Engine room Coils leaking 1st Floor ΕA 6 6-10 years Air Intake 1 5 Auxiliaries - 15001 - 25000 cfm 1st Floor 1 EΑ 10+ years Control needs to be adjusted LF Return Duct Work - Masonry and Ducts-1st Floor 100 5 10+ years Need adjusted Missing or Existing Shaft Zone Dampers 1st Floor 13 ΕA 5 6-10 years Manually open and close Pneumatic system needs to be repaired Mechanical Room FΑ 5 Served Gvm Air Handling Unit- Built Up- Single Zone-1 6-10 years Steam Coils - 4000 - 8000 cfm FΑ 6 Air Intake Mechanical Room 1 6-10 vears Auxiliaries - 4000 - 8000 cfm ΕA 5 6-10 years Mechanical Room 1 LF 5 Return Duct Work - Sheet Metal- Exterior Mechanical Room 100 10+ years Vertical Shaft and Ducts Quantity change per current Air Handling Unit- Built Up-Multi Zone-Mechanical Room 1 EA 5 6-10 years Steam Coils - 15001 - 25000 cfm observation Control needs to be adiusted Air Intake Mechanical Room ΕA 6 6-10 vears Move to new item added - AHU-2 1 Air Intake Mechanical Room 1 ΕA 6 10+ vears Auxiliaries - 15001 - 25000 cfm 5 10+ years Mechanical Room EΑ Control needs to be adjusted 1 Return Duct Work - Masonry and Ducts-1 F 5 Mechanical Room 100 6-10 years Need replace Missing or Existing Shaft Return Duct Work - Masonry and Ducts-Mechanical Room 100 1 F 5 10+ years Need replace Missing or Existing Shaft Zone Dampers Mechanical Room 16 ΕA 5 6-10 years Quantity change per current observation Manually open and close Pneumatic system needs to be



Catego	ry : Mechanical		B	uilding	: Main		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
							repaired
soiler Sy		Deiler Deere	0			10	Need come reneir
	Boiler Auxiliary- Scotch Marine- Steam Low Pressure Boiler - 101 - 150 HP	Boiler Room	2	EA	5	10+ years	Need some repair
	Chemical Feed System	Boiler Room	1	EA	6	10+ years	
	Combustion Dampers	Boiler Room	2	EA	7	10+ years	Replace new in 2020
	Condensate Pump	Boiler Room	1	EA	6	6-10 years	
	Feed Water Pumps and Tank	Boiler Room	1	EA	6	10+ years	
	Non Condensing- Fire Tube- Scotch Marine- Steam- Low Pressure Boiler - 101 - 150 HP	Boiler Room	2	EA	5	10+ years	Need some repair
	Piping - Condensate Pipe- Steel	Boiler Room	317	LF	5	10+ years	Insulation needs to replace
	Piping - Steam Pipe- Steel	Boiler Room	317	LF	5	10+ years	Insulation needs to replace
	Steam Traps	Boiler Room	21	EA	5	6-10 years	Minor repair needed
	olean naps	Doller Room	21	LA	5	0-10 years	Minor repair needed
Gas Boo	ster						
	Gas Booster	Boiler Room	3	EA	1	0-1 year	Disconnected and abandoned Per current observation High pressure valve system replaced
leating	Devices						
<u>Icaning</u>	Unit Heater - Gas	Entire Building	1	EA	5	6-10 years	
	Unit Heater - Steam	Entire Building	1	EA	5	6-10 years	
	Radiators - Steam	Entire Building	1	EA	5	6-10 years	Rusty
	Wall Heater - Electric	Entire Building	7	EA	5	2-5 years	Old unit
		0					
empera	ture Control						
	Electric Thermostat	Entire Building	9	EA	6	10+ years	
	Pneumatic System	Entire Building	38,816	SF	3	0-1 year	Pneumatic system is not working properly
	Thermostats - Pneumatic	Entire Building	16	EA	5	6-10 years	Quantity change move to new item added Manually open and close
	Thermostats - Pneumatic	Entire Building	1	EA	4	0-1 year	Move from original Room 208, 20
/entilatio	on						
	Exhaust Fans- Indoor - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 1501 - 8000 CFM	Entire Building	1	EA	6	10+ years	
	Exhaust Fans- Roof Mounted - 500 - 1500 CFM	Entire Building	1	EA	6	10+ years	
:ateno	ry : Plumbing		R	uilding	• Main		
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend	Comments



NITA 2	CI 10013						5 S Kenwood AVENUE, Chicago, IL 606
						Replacement	
Hot Wate	er						
	Gas Heater - 150000 - 300000 BTU/HR	Boiler Room	2	EA	5	2-5 years	Valve needs to be adjusted
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot Water Return Risers	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot Water from Risers to Fixtures	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot/Cold Water Supply (Horizontal Lines)	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corrode
	Domestic Piping-Hot/Cold Water Supply (Risers)	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corrode
	Domestic Piping-Hot/Cold Water Supply (from Risers to Fixtures)	Entire Building	38,816	SF	4	2-5 years	Pipes are galvanized and corrode
	Sanitary Piping	Entire Building	38.816	SF	6	10+ years	
	Storm Piping	Entire Building	38,816	SF	6	10+ years	
	Vent Piping	Entire Building	38,816	SF	6	10+ years	
	1 0	C C	·				
Pumps							
umpa		Dellar Deem	1	EA	5	2-5 years	Pump needs to be upgraded
umpa	Pumps - Domestic Booster Pump-Simplex	Boiler Room	1			,	1 10
•	Pumps - Domestic Booster Pump-Simplex ry : Room	Boller Room		uilding		/	
Catego	ry : Room		В	uilding	: Main	Recommend	
ategoi Group	ry : Room Item - Type	Location					Comments
categoi Group	ry : Room Item - Type rative Suites/Offices	Location	B Quantity	uilding UOM	: Main Rank	Recommend Replacement	
ategoi Group	ry : Room Item - Type rative Suites/Offices Ceiling - Exposed	Location Engineer's Office A	B Quantity 105	UOM SF	: Main Rank 6	Recommend Replacement	
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ategoi Group	ry : Room Item - Type rative Suites/Offices Ceiling - Exposed Doors - Wood Doors inclu hw Floor - Concrete Epoxy/ Painted	Location Engineer's Office A Engineer's Office A Engineer's Office A	B Quantity 105 1 105	UOM SF EA SF	: Main Rank 6 6 7	Recommend Replacement 10+ years 10+ years 10+ years	
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ategoi Group	ry : Room Item - Type rative Suites/Offices Ceiling - Exposed Doors - Wood Doors inclu hw Floor - Concrete Epoxy/ Painted Lighting - Pendent/Surface Walls - Masonry Walls - Plaster/Drywall AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface Walls - Masonry Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Coors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface	Location Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office B Engineer's Office B	B Quantity 105 1 105 1 105 1 105 1 105 1 170 170 170 170 170 170 170 170 205 205 205 205 205 205 244 1 244 7	UOM SF EA SF EA SF EA SF EA SF EA SF EA SF EA SF EA SF EA SF EA	: Main Rank 6 6 7 7 7 5 7 6 7 7 7 7 7 7 7 7 7 7 7 7	Recommend Replacement 10+ years 10+ years	
Categoi Group	ry : Room Item - Type rative Suites/Offices Ceiling - Exposed Doors - Wood Doors inclu hw Floor - Concrete Epoxy/ Painted Lighting - Pendent/Surface Walls - Masonry Walls - Plaster/Drywall AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface Walls - Masonry Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Coors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface Power Distribution	Location Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office B Engineer's Office B	B Quantity 105 1 105 1 105 1 105 1 105 1 170 170 170 170 170 170 145 2 205 205 205 205 205 205 205 205 244 1 244 7 2	UOM SF EA SF SF SF EA SF SF SF SF SF SF SF SF SF SF SF SF SF	: Main Rank 6 6 7 7 7 5 7 6 7 7 7 7 7 7 7 7 6 7 7 6 7 7 6 7 6	Recommend Replacement 10+ years 10+ years	
Categoi Group	ry : Room Item - Type rative Suites/Offices Ceiling - Exposed Doors - Wood Doors inclu hw Floor - Concrete Epoxy/ Painted Lighting - Pendent/Surface Walls - Masonry Walls - Plaster/Drywall AC Unit Ceiling - Plaster/Drywall Doors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface Walls - Masonry Walls - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Ceiling - Plaster/Drywall Coors - Wood Doors inclu hw Floor - Tile Lighting - Pendent/Surface	Location Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office A Engineer's Office B Engineer's Office B	B Quantity 105 1 105 1 105 1 105 1 105 1 170 170 170 170 170 170 170 205 205 205 205 205 205 205 244 1 244 7	UOM SF EA SF EA SF EA SF EA SF EA SF EA SF EA SF EA SF EA SF EA	: Main Rank 6 6 7 7 7 5 7 6 7 7 7 7 7 7 7 7 7 7 7 7	Recommend Replacement 10+ years 10+ years	



Category : Room **Building : Main** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Walls - Plaster/Drvwall Gvm Office 288 SF 10+ vears 7 Work SInk Gvm Office ΕA 7 1 10+ years Ceiling - Lay-in Lunchroom Office 122 SF 7 10+ years Doors - Wood Doors inclu hw ΕA Lunchroom Office 1 6 10+ years SF 7 Floor - Tile Lunchroom Office 122 10+ years Lighting - Pendent/Surface ΕA 7 Lunchroom Office 10+ years 1 Lighting - Pendent/Surface Lunchroom Office ΕA 10+ years 1 6 Power Distribution Lunchroom Office 2 ΕA 7 6-10 years Walls - Plaster/Drywall Lunchroom Office 464 SF 7 10+ years SF Ceiling - Lay-in South Lounge on Stair Landing 381 7 10+ years (Floor 1.5) Doors - Side-lite South Lounge on Stair Landing 5 SF 6 10+ years (Floor 1.5) South Lounge on Stair Landing Doors - Wood Doors inclu hw 1 EΑ 6 10+ years (Floor 1.5) South Lounge on Stair Landing SF Floor - Tile 377 7 10+ years (Floor 1.5) Floor - Tile South Lounge on Stair Landing 4 SF 4 Cracked tile 1-2 years (Floor 1.5) South Lounge on Stair Landing Lighting - Lay-in 2 ΕA 7 10+ years (Floor 1.5) South Lounge on Stair Landing SF Storage/ Closet 17 7 10+ years (Floor 1.5) Walls - Plaster/Drywall South Lounge on Stair Landing 507 SF 7 10+ years (Floor 1.5) Work SInk South Lounge on Stair Landing 1 ΕA 7 10+ years (Floor 1.5) Gvmnasia Ceiling - Lay-in SF 1st Floor 3.422 6 10+ years SF Ceiling - Lay-in 1st Floor 30 4 0-1 year Missing tiles Doors - Transom Window SF 1st Floor 98 6 10+ vears Doors - Wood Doors inclu hw 1st Floor 12 ΕA 6 10+ years Floor - Wood 1st Floor 3.452 SF 7 10+ years Lighting - Pendent/Surface 1st Floor 12 ΕA 7 10+ years Storage/ Closet 371 SF 7 1st Floor 10+ years SF 7 Walls - Masonry 1st Floor 1.700 10+ years Walls - Plaster/Drywall 1.682 SF 7 1st Floor 10+ years SF Walls - Plaster/Drywall 1st Floor 18 6 1-2 vears Molding broken or missing Library AC Unit 2nd floor -Rm 208 ΕA 7 6-10 years 3 LF Casework 2nd floor -Rm 208 95 6 10+ years Ceiling - Lay-in 2nd floor -Rm 208 1,501 SF 7 10+ years



Catego	ry : Room		В	uilding	: Main			
Ŭ	•			Ū		Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
•	Doors - Transom Window	2nd floor -Rm 208	18	SF	6	10+ years		
	Doors - Wood Doors inclu hw	2nd floor -Rm 208	2	EA	6	10+ years		
	Floor - Carpet	2nd floor -Rm 208	1,501	SF	5	2-5 years		
	Lighting - Lay-in	2nd floor -Rm 208	24	EA	7	10+ years		
	Storage/ Closet	2nd floor -Rm 208	140	SF	7	10+ years		
	Walls - Plaster/Drywall	2nd floor -Rm 208	1,341	SF	7	10+ years		
unch &	Multipurpose Room							
	AC Unit	1st Floor	2	EA	7	6-10 years		
	Ceiling - Lay-in	1st Floor	2,548	SF	7	10+ years		
	Ceiling - Lay-in	1st Floor	8	SF	5	1-2 years	Cracking tiles	
	Doors - Side-lite	1st Floor	54	SF	6	10+ years	5	
	Doors - Transom Window	1st Floor	18	SF	6	10+ years		
	Doors - Wood Doors inclu hw	1st Floor	3	ĒA	6	10+ years		
	Floor - Tile	1st Floor	2,530	SF	7	10+ years		
	Floor - Tile	1st Floor	26	SF	4	0-1 year	Cracking	
	Lighting - Lay-in	1st Floor	4	EA	7	10+ years	er ei	
	Lighting - Pendent/Surface	1st Floor	16	EA	7	10+ years		
	Walls - Plaster/Drywall	1st Floor	1,880	SF	7	10+ years	Quantity changed	
IDF ID	E							
שו_ ושו	Doors - Wood Doors inclu hw	208B MDF Room	1	EA	6	6-10 years		
	Finishes	208B MDF Room	156	SF	7	10+ years		
	Window AC Unit	208B MDF Room	1	EA	7	6-10 years		
lechani	cal/ Service Rooms							
cenam	Boiler Room	1st Floor	1,318	SF	5	10+ years		
	Coal Room	1st Floor	549	SF	5	10+ years		
	Janitor's Closet	1st Floor	45	SF	7	10+ years		
	Mechanical/ Service Rooms	1st Floor	717	SF	7	10+ years		
	Mechanical/ Service Rooms	1st Floor	916	SF	7	10+ years		
	Mechanical/ Service Rooms	1st Floor	315	SF	7	10+ years		
	Mechanical/ Service Rooms	1st Floor	130	SF	7	10+ years		
				SF	7	•		
	Mechanical/ Service Rooms Janitor's Closet	1st Floor 2nd Floor	306	SF	7	10+ years		
		2nd Floor 2nd Floor	46	SF	7	10+ years		
	Janitor's Closet		20	SF	7	10+ years		
	Storage Room	2nd Floor	140			10+ years		
	Storage Room	2nd Floor	186	SF	7	10+ years		
	Janitor's Closet	3rd Floor	50	SF	7	10+ years		
	Storage Room	3rd Floor	522	SF	7	10+ years		
estroor	n							
	Accessories	1st Floor	257	SF	7	6-10 years		



Building : Main Category : Room Recommend Location Group Item - Type Quantity UOM Rank Replacement Comments Ceiling - Lav-in 1st Floor 257 SF 10+ vears 7 Doors - Wood Doors inclu hw 1st Floor 2 ΕA 6 10+ years Floor - Epoxy/ Painted 1st Floor 20 SF 7 10+ years Floor - Tile Ceramic/ Porcelain SF 1st Floor 217 6 10+ years SF Floor - Tile Ceramic/ Porcelain 1st Floor 10 4 0-1 year Missing tile Floor Drain ΕA 7 1st Floor 10+ years 1 Hand Dryer 1st Floor ΕA 0-1 year Dryer doesn't power on 1 4 Lavatory 1st Floor 2 ΕA 7 10+ years Lighting - Lay-in 1st Floor 7 ΕA 7 10+ years 6 Partitions 1st Floor EΑ 7 10+ years Walls - Plaster/Drywall 1st Floor 73 SF 7 10+ vears Walls - Structural Glazed Tile 1st Floor 542 SF 7 10+ years Water Closet 6 ΕA 7 10+ years 1st Floor SF 7 Accessories 1st Floor 328 6-10 years Ceiling - Lay-in SF 7 1st Floor 328 10+ years Doors - Wood Doors inclu hw 2 FΑ 1st Floor 6 10+ years Floor - Concrete Epoxy/ Painted 20 SF 7 1st Floor 10+ years SF Floor - Tile Ceramic/ Porcelain 1st Floor 308 6 10+ years Floor Drain ΕA 1st Floor 7 10+ vears 1 Lavatory 1st Floor 2 EΑ 6 10+ years Lighting - Lay-in 1st Floor 10 ΕA 7 10+ years 2 7 10+ years Partitions 1st Floor EΑ 5 ΕA 7 Urinals 1st Floor 10+ years SF 7 Walls - Plaster/Drywall 1st Floor 129 10+ years Walls - Structural Glazed Tile 553 SF 7 1st Floor 10+ years ΕA Water Closet 1st Floor 2 7 10+ vears SF Accessories 2nd Floor 328 7 6-10 years Ceiling - Lay-in 2nd Floor 320 SF 7 10+ years Ceiling - Lay-in SF 2nd Floor 8 4 1-2 years Stain tile Doors - Wood Doors inclu hw 2nd Floor 2 ΕA 6 10+ years 7 Floor - Concrete Epoxy/ Painted 2nd Floor 20 SF 10+ vears SF Floor - Tile Ceramic/ Porcelain 2nd Floor 308 6 10+ vears Floor Drain FΑ 7 2nd Floor 10+ years 1 Hand Dryer 2nd Floor 1 FΑ 7 10+ years 2 7 Lavatory 2nd Floor EΑ 10+ years Lighting - Lay-in 10 ΕA 7 2nd Floor 10+ years 2 Partitions 2nd Floor ΕA 7 10+ years 5 7 Urinals 2nd Floor EΑ 10+ years Walls - Plaster/Drywall 2nd Floor 129 SF 7 10+ years Walls - Structural Glazed Tile SF 2nd Floor 553 7 10+ vears Water Closet 2nd Floor 2 ΕA 7 10+ years 214 SF 7 6-10 vears Accessories 3rd Floor Ceiling - Lay-in 3rd Floor 214 SF 7 10+ years Doors - Wood Doors inclu hw 3rd Floor 1 EA 6 10+ years



Building : Main Category : Room Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Floor - Tile Ceramic/ Porcelain 3rd Floor 214 SF 6 10+ vears 3rd Floor ΕA 7 6-10 years Hand Drver 1 Lavatory 3rd Floor 2 FΑ 6 10+ years Lighting - Lay-in 8 ΕA 7 3rd Floor 10+ years 2 Partitions 3rd Floor ΕA 7 10+ years 2 7 Urinals 3rd Floor ΕA 10+ years Walls - Plaster/Drywall 3rd Floor 30 SF 7 6-10 years Repaired Walls - Plaster/Drywall SF 3rd Floor 503 7 10+ years Water Closet 3rd Floor 2 ΕA 4 0-1 year Leaking pipes/ toilet doesn't flush SF 7 Accessories Engineer's Restroom A 80 6-10 years SF Ceiling - Exposed Engineer's Restroom A 80 4 0-1 vear Damaged ceiling Doors - Wood Doors inclu hw Engineer's Restroom A 1 ΕA 6 10+ years Floor - Concrete Epoxy/ Painted Engineer's Restroom A 80 SF 7 10+ years ΕA Lavatory Engineer's Restroom A 1 6 10+ years Lighting - Pendent/Surface Engineer's Restroom A 5 1 ΕA 6-10 years Walls - Masonry SF 7 Engineer's Restroom A 515 10+ years Water Closet ΕA Engineer's Restroom A 1 6 10+ years SF Accessories Engineer's Restroom B 46 7 6-10 years Engineer's Restroom B SF Ceiling - Lay-in 10 4 0-1 vear Missing tile SF Ceiling - Lay-in Engineer's Restroom B 36 4 0-1 year Damage tile Doors - Steel Doors incl hw Engineer's Restroom B 1 ΕA 6 10+ years SF 6 Floor - Terrazzo Engineer's Restroom B 46 10+ years Floor Drain ΕA 7 Engineer's Restroom B 1 10+ years Lavatory Engineer's Restroom B 1 FΑ 4 1-2 years Lighting - Lay-in Engineer's Restroom B ΕA 6 10+ years 1 Showers Engineer's Restroom B 1 ΕA 4 1-2 years Does not work SF 6 Walls - Plaster/Drywall Engineer's Restroom B 200 10+ years SF Walls - Plaster/Drywall Engineer's Restroom B 25 4 0-1 year Water damage Water Closet ΕA Engineer's Restroom B 1 6 10+ years

Category : Classroom

Building : Main

Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroo	om #203 (Store Room)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	875	SF	7	10+ years	
	Chalk Board	2nd Floor	14	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	875	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	11	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	2	EA	6	10+ years	
	Lighting - Lay-in	2nd Floor	1	EA	5	1-2 years	Fixture open, light missing



Catego	ry : Classroom		В	uilding	: Main		
0	-			J		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Storage/ Closet	2nd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	982	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	2	SF	5	1-2 years	Unfinished construction work, hole through plaster
Classroo	om #205 (Faculty Lounge)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	871	SF	7	10+ years	
	Chalk Board	2nd Floor	14	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	871	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	14	EA	7	10+ years	
	Marker Board	2nd Floor	24	LF	6	6-10 years	
	Storage/ Closet	2nd Floor	62	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	984	SF	7	10+ years	
Classroo	om #207 (Office)						
	Casework	2nd Floor	34	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	550	SF	7	10+ years	
	Chalk Board	2nd Floor	6	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	20	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years	
	Floor - Wood	2nd Floor	550	SF	6	10+ years	
	Lighting - Lay-in	2nd Floor	9	EA	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	802	SF	7	10+ years	
Classroo	om #212 (Computer Lab)						
	AC Units	2nd Floor	2	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	870	SF	7	10+ years	
	Chalk Board	2nd Floor	16	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	9	SF	6	10+ years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Carpet	2nd Floor	855	SF	6	6-10 years	
	Floor - Carpet	2nd Floor	15	SF	5	1-2 years	Edges are fraying
	Lighting - Lay-in	2nd Floor	14	EA	7	10+ years	c , c
	Marker Board	2nd Floor	24	LF	7	6-10 years	
	Storage/ Closet	2nd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	984	SF	7	10+ years	
	Wireless System	2nd Floor	1	EA	7	6-10 years	



Catego	ory : Classroom		В	uilding	: Main		
				-		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	om #303 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	931	SF	7	10+ years	
	Chalk Board	3rd Floor	6	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	931	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Marker Board	3rd Floor	24	LF	6	6-10 years	
	Storage/ Closet	3rd Floor	61	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	984	SF	7	10+ years	
Classroo	om #305 (Vacant)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Ceiling - Lay-in	3rd Floor	890	SF	7	10+ years	
	Chalk Board	3rd Floor	32	LF	4	2-5 years	
	Doors - Transom Window	3rd Floor	10	SF	6	10+ years	
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Tile	3rd Floor	875	SF	7	10+ years	
	Floor - Tile	3rd Floor	15	SF	5	1-2 years	Cracking and chipping
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Storage/ Closet	3rd Floor	20	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	1,045	SF	7	10+ years	
Classroo	om #307 (Office)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	560	SF	7	10+ years	
	Chalk Board	3rd Floor	12	LF	4	2-5 years	
	Floor - Wood	3rd Floor	560	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	9	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	831	SF	7	10+ years	
Classroo	om #308 (Regular Classroom)						
	AC Units	3rd Floor	1	EA	7	6-10 years	
	Casework	3rd Floor	14	LF	6	10+ years	
	Ceiling - Lay-in	3rd Floor	854	SF	7	10+ years	
	Chalk Board	3rd Floor	24	LF	4	2-5 years	Updated to match current quantity
	Doors - Hardware	3rd Floor	1	EA	6	0-1 year	Hardware loose
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	878	SF	6	10+ years	
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Lighting - Lay-in	3rd Floor	1	EA	5	0-1 year	Broken switch plate
	-						



8045 S Kenwood AVENUE, Chicago, IL 60619 **Building : Main Category : Classroom** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Storage/ Closet SF 3rd Floor 62 10+ years 7 Walls - Plaster/Drvwall 3rd Floor 984 SF 7 10+ years Classroom #310 (Regular Classroom) AC Units 3rd Floor 2 ΕA 7 6-10 years Casework 3rd Floor 9 LF 6 10+ years Ceiling - Lay-in 3rd Floor 875 SF 7 10+ years LF Chalk Board 3rd Floor 16 4 2-5 years Doors - Wood Doors inclu hw ΕA 3rd Floor 6 10+ years 1 SF Floor - Wood 3rd Floor 875 6 6-10 years Updated to match current observations Lighting - Lay-in 3rd Floor 14 ΕA 7 10+ years LF Marker Board 3rd Floor 24 6 6-10 years SF Storage/ Closet 3rd Floor 61 7 10+ years Walls - Plaster/Drywall 3rd Floor 984 SF 7 10+ years Classroom #312 (Regular Classroom) AC Units 3rd Floor 1 ΕA 7 6-10 years 3rd Floor 9 LF Casework 6 10+ years Ceiling - Lay-in 3rd Floor 880 SF 7 10+ years Doors - Wood Doors inclu hw 3rd Floor 1 EΑ 6 10+ years SF 5 Floor - Wood 3rd Floor 880 1-2 years Seal wearing Lighting - Lay-in 3rd Floor 14 EΑ 7 10+ years Marker Board 3rd Floor 38 LF 6 6-10 years Storage/ Closet 3rd Floor 62 SF 7 10+ years SF Walls - Plaster/Drywall 3rd Floor 984 7 10+ years **Category : Interior Building : Main** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Corridor SF 7 Ceiling - Lay-in 1st Floor 2.155 10+ years

Doors - Wood Doors include hw	1st Floor	8	EA	6	10+ years	
Drinking Fountains - Single Fountain	1st Floor	3	EA	7	10+ years	
Floor - Epoxy/ Painted	1st Floor	2,140	SF	7	10+ years	
Floor - Epoxy/ Painted	1st Floor	15	SF	4	1-2 years	Cracking
Lighting - Pendent/Surface	1st Floor	27	EA	7	10+ years	C C
Walls - Plaster/Drywall	1st Floor	2,334	SF	7	10+ years	
Walls - Plaster/Drywall	1st Floor	20	SF	5	1-2 years	Water damage around fountain
Ceiling - Lay-in	2nd Floor	2,155	SF	7	10+ years	-
Drinking Fountains - Single Fountain	2nd Floor	5	EA	7	10+ years	
Floor - Epoxy/ Painted	2nd Floor	2,155	SF	7	10+ years	
Lighting - Pendent/Surface	2nd Floor	27	EA	7	10+ years	



Building : Main Category : Interior Recommend Rank Group Item - Type Location Quantity UOM Replacement Comments Walls - Plaster/Drywall 2nd Floor 2,354 SF 10+ years 7 Ceiling - Lav-in 2.155 SF 7 3rd Floor 10+ years Drinking Fountains - Single Fountain 3rd Floor 3 ΕA 7 10+ years Drinking Fountains - Single Fountain 1 3rd Floor ΕA 4 1-2 years Removed, undergoing work SF 7 Floor - Epoxy/ Painted 3rd Floor 2,155 10+ years Lighting - Pendent/Surface 7 3rd Floor 27 EΑ 10+ years Walls - Plaster/Drywall 2,354 SF 7 3rd Floor 10+ years Safety Camera Viewing Station North West ΕA 7 3 6-10 years Security Cameras North West 20 ΕA 7 6-10 years Stairs Ceiling - Lay-in SF North 621 7 10+ vears Ceiling - Plaster/Drywall SF North 364 7 10+ years Ceiling - Plaster/Drywall North 20 SF 6 10+ years Floor - Asphalt 878 SF 7 North 10+ years Floor - Asphalt SF 5 North 18 1-2 years Cracking LF 7 Handrails 136 North 10+ years Lighting - Pendent/Surface 8 ΕA 7 10+ years North Stairs - Asphalt LF North 360 6 10+ years Walls - Plaster/Drywall SF 7 2,986 10+ years North SF Ceiling - Lay-in South 475 7 10+ years Ceiling - Plaster/Drywall SF 7 South 354 10+ years Floor - Epoxy/ Painted South 1.051 SF 7 10+ years Floor - Epoxy/ Painted 20 SF 1-2 years South 4 Cracking LF Handrails South 136 7 10+ years Lighting - Pendent/Surface ΕA 7 20 10+ years South Stairs - Asphalt South 360 LF 6 10+ years Walls - Masonry SF South 240 7 10+ years Walls - Plaster/Drywall SF 7 South 2,771 10+ years



Category : Exterior Building : Addition Recommend Location Item - Type Quantity UOM Replacement **Comments** Group Rank Entrance FΑ 7 Entrance Control - Audio 1 - Main 1 6-10 years Exterior Doors - Exterior FRP Door 3 ΕA 1 - Main 6 10+ years 6 Exterior Doors - Transom Lite 1 - Main EΑ 6 6-10 years Exterior Stairs - Stone 1 - Main 9 LF 6 10+ years **Entrance Control - Audio** 10 1 EΑ 7 10+ years Exterior Doors - Exterior Wood Door 3 10 EΑ 6 2-5 years Exterior Doors - Transom Lite 10 3 EΑ 6 10+ years Exterior Stairs - Stone 10 9 LF 6 10+ vears Exterior Doors - Exterior FRP Door 7 3 EΑ 6 10+ years 7 3 Exterior Doors - Transom Lite FΑ 6 10+ vears 7 9 LF Exterior Stairs - Stone 6 10+ years Exterior Doors - Exterior Steel Door 9 6 ΕA 6 6-10 years Any damage was repaired Exterior Doors - Transom Lite 9 3 ΕA 4 2-5 years Only three transom here LF **Exterior Stairs - Concrete** 9 96 5 1-2 years Failing repairs at cracked stairs LF Stair Handrail - Steel_Stair Handrail 9 45 6 10+ years Foundation Foundation - Concrete Entire Building 772 LF 7 10+ years Entire Building SF 1-2 years Large crack in cafeteria slab Superstructure - Concrete 40 5 SF Superstructure - Steel with Clay Tile Arch Entire Building 30.649 7 10+ years Liahtina Exterior Lighting - Parapet or Roof Mounted Entire Building 3 ΕA 7 10+ years Exterior Lighting - Parapet or Roof Mounted Entire Building 3 ΕA 6 10+ years Exterior Lighting - Parapet or Roof Mounted 6 Entire Building ΕA 6 10+ years Exterior Lighting - Wall Mounted 6 ΕA 6 Entire Building 10+ years Roof System Access Ladder - Metal D 1 ΕA 7 10+ years Coping - Clay Tile D 355 LF 7 10+ years Tuck pointed, repaired LF **Downspouts - Exterior Downspouts** D 146 6 10+ years LF 7 Parapet - 16" - 30" Height D 200 10+ years Tuckpointed Parapet - 16" - 30" Height D LF 7 61 10+ years Parapet - Parapet > 30" D 73 LF 7 10+ years Roof - Modified Bitumen D SF 7.389 7 10+ vears Roof Hatch - Metal D EΑ 7 10+ years 1 D 7,389 SF 7 Roof Structure - Steel with Clay Tile Arch 10+ years Е Access Ladder - Wood ΕA 4 0-1 year Homemade wood ladder with loose 1 nails Е Tuck pointed, repaired Coping - Clay Tile 278 LF 7 10+ years Е LF **Downspouts - Exterior Downspouts** 128 6 10+ years



Catego	ry : Exterior		B	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Parapet - 16" - 30" Height	E	278	LF	7	10+ years	
	Roof - Metal	E	20	SF	7	10+ years	
	Roof - Modified Bitumen	E	7,292	SF	7	10+ years	
	Roof - Modified Bitumen	E	30	SF	4	1-2 years	Soft spots/ unadhered membrane
	Roof - Slate Shingle	E	1,000	SF	7	10+ years	
	Roof Hatch - Metal	E	1	EA	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	E	8,342	SF	7	10+ years	
	Coping - Stone	F	42	LF	7	10+ years	
	Parapet - 16" - 30" Height	F	42	LF	7	10+ years	
	Roof - Metal	F	180	SF	7	10+ years	
	Roof Structure - Steel with Clay Tile Arch	F	180	SF	7	10+ years	
Nalls							
	Cheek-Wall - Stone	Entire Building	40	SF	6	10+ years	
	Cornice - Metal Projecting	Entire Building	584	LF	6	10+ years	
	Exterior Walls - Brick	Entire Building	23,515	SF	6	10+ years	
	Exterior Walls - Brick	Entire Building	400	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	300	SF	5	10+ years	
	Exterior Walls - Brick	Entire Building	150	SF	4	1-2 years	Scattered areas of open joints
	Exterior Walls - Stone-Cut	Entire Building	726	SF	6	10+ years	
	Exterior Walls - Stone-Cut	Entire Building	150	SF	5	1-2 years	Open joints at Stone
Vindows							
	Guard - Guards perforated	Entire Building	720	SF	6	10+ years	
	Lintels - Steel	Entire Building	312	LF	6	10+ years	
	Lintels - Steel	Entire Building	50	LF	6	10+ years	
	Lintels - Stone	Entire Building	192	LF	6	10+ years	
	Windows - Decorative	Entire Building	150	SF	6	10+ years	
	Windows - Sash Aluminum Double-pane	Entire Building	4,652	SF	6	10+ years	
atego	rv : Electrical		в	uilding	: Additi	on	

Catego	Category : Electrical			Building : Addition					
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Emerger	ncy System								
-	Exit Signs - Auditoium	Entire Building	11	EA	4	0-1 year	Hard to read lettering		
	Exit Signs - Corridors and Stairs	Entire Building	18	EA	4	0-1 year	Hard to read lettering		
	Emergency Battery Packs - Auditoium and Aisle Lighting	Entire Building	9	EA	6	6-10 years			
	Emergency Battery Packs - Corridors and Stairs	Entire Building	11	EA	6	6-10 years			
	Security System - CCTV	Entire Building	30,689	SF	6	6-10 years			
	Security System - Intrusion Detection	Entire Building	30,689	SF	6	6-10 years			
	Emergency A/C Power - Auditoium and	Entire Building	4,485	SF	6	10+ years			



Catego	ry : Electrical		B	uilding	: Additi		
Group	Itom - Turpo	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Group	Item - Type Aisle Lighting	LUCATION	Quantity		Rdlik	Replacement	Comments
	Emergency A/C Power - Corridors and	Entire Building	8,528	SF	6	10+ years	
	Stairs	g	-,		-	, every eche	
Main Ser							
	PA System	Entire Building	87,101	SF	6	6-10 years	
Power Di	istribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	4	2-5 years	Screws - can't open
	Lighting and Power Panels - Above 100 A	Entire Building	3	EA	4	2-5 years	Breakers are old and tapped
0		-	-				
Catego	ry : Fire Protection		В	ullaing	: Additi	on Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar			,				
	Fire Alarm Strobe Lights	Entire Building	30,689	SF	7	10+ years	Installed new in 2020 renovation Pe
							current observation
	Fire Alarm_System	Entire Building	30,689	SF	7	10+ years	New installed in 2020
Catego	ry : Mechanical		В	uilding	: Additi	on	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Air Hand	ling Systems						
	Air Handling Unit- Built Up- Single Zone-	Mechanical Room	1	EA	5	6-10 years	Condensate valve leaking over
	Steam Coils - 8001 - 15000 cfm Air Intake	Mechanical Room	1	EA	5	6-10 years	flowing water Corroded
	Auxiliaries - 8001 - 15000 cfm	Mechanical Room	1	EA	5	2-5 years	Rusty
	Return Duct Work - Masonry and Ducts-	Mechanical Room	100	LF	6	10+ years	Rusty
	Missing or Existing Shaft				Ū	let yeare	
Boiler Sv	stome						
Doller Sy	Condensate Pump	Basement	1	EA	4	1-2 years	Leaking and over flowing water
	Piping - Condensate Pipe- Steel	Basement	70	LF	5	10+ years	Insulation needs to replace
	Piping - Steam Pipe- Steel	Basement	70	LF	5	10+ years	Insulation needs to replace
Heating I							
	Radiators - Steam	Entire Building	11	EA	5	6-10 years	
	Fin Tube - Steam	Entire Building	54	LF	6	6-10 years	Old white and control mondo to be
	Wall Heater - Electric	Entire Building	10	EA	5	2-5 years	Old unit and control needs to be adjusted
_	ture Control						



8045 S Kenwood AVENUE, Chicago, IL 60619 **Category : Mechanical Building : Addition** Recommend Group UOM Comments Item - Type Location Quantity Rank Replacement Pneumatic System Entire Building Pneumatic system is not working SF 30,689 4 1-2 years properly Manually open and close Thermostats - Pneumatic Entire Building 12 ΕA 5 6-10 years Thermostats - Pneumatic Entire Building ΕA 0-1 year Room 204 1 4 Ventilation Exhaust Fans- Roof Mounted - 1501 - 8000 **Entire Building** 1 ΕA 5 6-10 years CFM Exhaust Fans- Roof Mounted - 500 - 1500 ΕA **Entire Building** 2 6 6-10 years CFM

Building : Addition

Building : Addition

Category : Plumbing

	j · · · · · · · · · · · · · · · · · · ·						
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Piping							
	Domestic Piping-Hot Water Return Lines	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot Water Return Risers	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Domestic Piping-Hot Water from Risers to	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	Fixtures						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	(Horizontal Lines)						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	(Risers)						
	Domestic Piping-Hot/Cold Water Supply	Entire Building	30,689	SF	4	2-5 years	Pipes are galvanized and corroded
	(from Risers to Fixtures)						
	Sanitary Piping	Entire Building	30,689	SF	6	10+ years	
	Storm Piping	Entire Building	30,689	SF	6	10+ years	
	Vent Piping	Entire Building	30,689	SF	6	10+ years	

Category : Room

outogory . Hoom			Ballanig : / taatlon					
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments	
	21	Location	Quantity		Nalik	Replacement	Comments	
_Administ	rative Suites/Offices							
	AC Unit	101 Main Office	1	EA	7	6-10 years		
	Ceiling - Lay-in	101 Main Office	487	SF	7	10+ years		
	Doors - Transom Window	101 Main Office	10	SF	6	10+ years		
	Doors - Wood Doors inclu hw	101 Main Office	1	EA	6	10+ years		
	Floor - Carpet	101 Main Office	365	SF	6	6-10 years		
	Floor - Carpet	101 Main Office	20	SF	5	0-1 year	Torn carpet	
	Floor - Tile	101 Main Office	87	SF	7	10+ years		
	Floor - Tile	101 Main Office	15	SF	4	1-2 years	Crack floor	
	Lighting - Pendent/Surface	101 Main Office	6	EA	7	10+ years		
	Walls - Plaster/Drywall	101 Main Office	702	SF	7	10+ years		



Category : Room **Building : Addition** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments AC Unit 101A Principal's Office ΕA 6-10 vears 7 1 101A Principal's Office SF 7 Ceiling - Lav-in 411 10+ vears Ceiling - Lay-in 101A Principal's Office 8 SF 4 1-2 years Hole in tile Doors - Wood Doors inclu hw 101A Principal's Office 2 ΕA 7 10+ years SF Floor - Carpet 101A Principal's Office 409 6 6-10 years SF 5 Floor - Carpet 101A Principal's Office 10 0-1 year Torn carpet Lighting - Pendent/Surface 101A Principal's Office ΕA 7 8 10+ years Walls - Plaster/Drywall SF 101A Principal's Office 776 7 10+ years AC Unit 1st Floor Assist Principal Office (125 1 ΕA 7 6-10 years on plan) Ceiling - Lav-in 1st Floor Assist Principal Office (125 494 SF 7 10+ years on plan) 1st Floor Assist Principal Office (125 ΕA 10+ years Doors - Wood Doors inclu hw 1 6 on plan) SF Floor - Tile 1st Floor Assist Principal Office (125 489 7 10+ years on plan) 1st Floor Assist Principal Office (125 SF Floor - Tile 5 4 1-2 years Crack 9x9 tile on plan) Lighting - Pendent/Surface 1st Floor Assist Principal Office (125 12 EΑ 7 10+ years on plan) Power Distribution 1st Floor Assist Principal Office (125 4 ΕA 6 10+ years on plan) Storage/ Closet 1st Floor Assist Principal Office (125 52 SF 7 10+ years on plan) Walls - Plaster/Drywall 1st Floor Assist Principal Office (125 SF 7 735 10+ years on plan) Auditorium & Theater AC Unit 1st Floor ΕA 7 6-10 years 1 286 Balcony Seating 1st Floor ΕA 7 10+ years SF Ceiling - Plaster/Drywall 1st Floor 5.716 7 10+ years Doors - Steel Doors incl hw ΕA 1st Floor 6 6 10+ vears Doors - Wood Doors inclu hw 1st Floor 12 EΑ 6 10+ years Floor - Concrete 1st Floor 5,258 SF 7 10+ years Floor - Tile SF 6 10+ years 1st Floor 458 7 Lighting - Pendent/Surface 1st Floor 20 EΑ 10+ years 7 Lighting - Wall Mounted 1st Floor 16 FΑ 10+ years Main Floor Seating 608 ΕA 7 1st Floor 10+ years Sound System 1st Floor 1 ΕA 7 10+ vears SF 773 10+ years Stage 1st Floor 6 ΕA 7 Stage Curtain 1st Floor 3 10+ years Stage Lighting System 1st Floor 1 ΕA 7 10+ years Walls - Plaster/Drywall 1st Floor 8,847 SF 7 10+ years



Category : Room			Building : Addition						
						Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
Mechani	cal/ Service Rooms								
	Mechanical/ Service Rooms	1st Floor	620	SF	7	10+ years			
	Storage Room	2nd Floor	177	SF	7	10+ years			
	Storage Room	3rd Floor	187	SF	7	10+ years			
Restroor	n								
	Accessories	2nd Floor	229	SF	7	6-10 years			
	Ceiling - Lay-in	2nd Floor	229	SF	7	10+ years			
	Doors - Wood Doors inclu hw	2nd Floor	2	EA	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	2nd Floor	229	SF	6	10+ years			
	Floor Drain	2nd Floor	1	EA	7	10+ years			
	Hand Dryer	2nd Floor	1	EA	7	10+ years			
	Lavatory	2nd Floor	2	EA	6	10+ years			
	Lighting - Lay-in	2nd Floor	4	EA	7	10+ years			
	Partitions	2nd Floor	6	EA	7	10+ years			
	Walls - Plaster/Drywall	2nd Floor	300	SF	7	10+ years			
	Walls - Structural Glazed Tile	2nd Floor	325	SF	7	10+ years			
	Water Closet	2nd Floor	6	EA	6	10+ years			
	Accessories	3rd Floor	241	SF	7	6-10 years			
	Ceiling - Lay-in	3rd Floor	241	SF	7	10+ years			
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years			
	Floor - Tile Ceramic/ Porcelain	3rd Floor	241	SF	6	10+ years			
	Floor Drain	3rd Floor	1	EA	7	10+ years			
	Hand Dryer	3rd Floor	1	EA	5	1-2 years	Dryer doesn't work		
	Lavatory	3rd Floor	2	EA	6	10+ years			
	Lighting - Lay-in	3rd Floor	4	EA	7	10+ years			
	Partitions	3rd Floor	6	EA	7	10+ years			
	Walls - Plaster/Drywall	3rd Floor	300	SF	7	10+ years			
	Walls - Structural Glazed Tile	3rd Floor	325	SF	7	10+ years			
	Water Closet	3rd Floor	6	EA	6	10+ years			
	Accessories	3rd Floor North Mens	214	SF	7	6-10 years			
	Ceiling - Lay-in	3rd Floor North Mens	214	SF	7	10+ years			
	Doors - Wood Doors inclu hw	3rd Floor North Mens	1	EA	6	10+ years			
	Floor - Terrazzo	3rd Floor North Mens	214	SF	6	10+ years			
	Lavatory	3rd Floor North Mens	2	EA	6	10+ years			
	Lighting - Lay-in	3rd Floor North Mens	8	EA	7	10+ years			
	Partitions	3rd Floor North Mens	2	EA	7	10+ years			
	Walls - Plaster/Drywall	3rd Floor North Mens	533	SF	7	10+ years			
	Water Closet	3rd Floor North Mens	2	EA	6	6-10 years			
	Accessories	3rd Floor South Womens	219	SF	7	6-10 years			
	Ceiling - Lay-in	3rd Floor South Womens	219	SF	7	10+ years			
	Doors - Wood Doors inclu hw	3rd Floor South Womens	1	EA	6	10+ years			
	Floor - Terrazzo	3rd Floor South Womens	219	SF	6	10+ years			
	Lavatory	3rd Floor South Womens	213	EA	6	10+ years			



Catego	ory : Room		B	uilding	: Additi	on	
_				_		Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Lay-in	3rd Floor South Womens	8	EA	7	10+ years	
	Partitions	3rd Floor South Womens	2	EA	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor South Womens	541	SF	7	10+ years	
	Water Closet	3rd Floor South Womens	2	EA	6	10+ years	
	Accessories	Auditorium Vestibule Mens	103	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Auditorium Vestibule Mens	103	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Auditorium Vestibule Mens	1	EA	6	10+ years	
	Floor - Terrazzo	Auditorium Vestibule Mens	103	SF	6	10+ years	
	Lavatory	Auditorium Vestibule Mens	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Auditorium Vestibule Mens	2	EA	7	10+ years	
	Partitions	Auditorium Vestibule Mens	1	EA	7	10+ years	
	Urinals	Auditorium Vestibule Mens	1	EA	6	10+ years	Cracked urinal/ water drain down the side
	Walls - Plaster/Drywall	Auditorium Vestibule Mens	344	SF	7	10+ years	
	Water Closet	Auditorium Vestibule Mens	1	EA	6	10+ years	
	Accessories	Auditorium Vestibule Womens	97	SF	7	6-10 years	
	Ceiling - Plaster/Drywall	Auditorium Vestibule Womens	97	SF	7	10+ years	
	Doors - Wood Doors inclu hw	Auditorium Vestibule Womens	1	ĒA	7	10+ years	
	Floor - Terrazzo	Auditorium Vestibule Womens	97	SF	6	10+ years	
	Lavatory	Auditorium Vestibule Womens	1	ĒA	6	10+ years	
	Lighting - Pendent/Surface	Auditorium Vestibule Womens	2	EA	7	10+ years	
	Partitions	Auditorium Vestibule Womens	1	EA	7	10+ years	
	Walls - Plaster/Drywall	Auditorium Vestibule Womens	166	SF	7	10+ years	
	Walls - Structural Glazed Tile	Auditorium Vestibule Womens	166	SF	7	10+ years	
	Water Closet	Auditorium Vestibule Womens	1	EA	6	10+ years	
	Ceiling - Plaster/Drywall	Mens Toilet on North Balcony (1.5 Floor)	62	SF	7	10+ years	
	Ceiling - Plaster/Drywall	Mens Toilet on North Balcony (1.5 Floor)	20	SF	4	0-1 year	Water damaged ceiling
	Doors - Wood Doors inclu hw	Mens Toilet on North Balcony (1.5 Floor)	1	EA	6	10+ years	
	Floor - Terrazzo	Mens Toilet on North Balcony (1.5 Floor)	82	SF	6	10+ years	
	Lavatory	Mens Toilet on North Balcony (1.5 Floor)	1	EA	6	10+ years	
	Lighting - Pendent/Surface	Mens Toilet on North Balcony (1.5 Floor)	3	EA	7	10+ years	
	Partitions	Mens Toilet on North Balcony (1.5 Floor)	1	EA	4	0-1 year	Missing door
	Walls - Plaster/Drywall	Mens Toilet on North Balcony (1.5 Floor)	335	SF	6	10+ years	
	Walls - Tile Ceramic/ Porcelain	Mens Toilet on North Balcony (1.5 Floor)	10	SF	7	10+ years	
	Water Closet	Mens Toilet on North Balcony (1.5	1	EA	6	10+ years	



Category : Room **Building : Addition** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Floor) SF Ceiling - Lay-in Principal's Toilet in Main Office 68 7 10+ vears Ceiling - Lay-in Principal's Toilet in Main Office 6 SF 4 0-1 year Water stain Doors - Wood Doors inclu hw 1 ΕA 6 Principal's Toilet in Main Office 10+ years 74 SF Floor - Terrazzo Principal's Toilet in Main Office 6 10+ years Floor Drain ΕA 7 Principal's Toilet in Main Office 1 10+ years Principal's Toilet in Main Office 2 ΕA 10+ years Lavatory 6 Lighting - Lay-in Principal's Toilet in Main Office 1 ΕA 7 10+ years Lighting - Lay-in Principal's Toilet in Main Office 1 ΕA 6 2-5 years 2 Partitions Principal's Toilet in Main Office ΕA 4 0-1 year Missing partition SF Walls - Plaster/Drywall Principal's Toilet in Main Office 288 7 10+ vears Water Closet Principal's Toilet in Main Office 2 ΕA 6 10+ years Accessories Women Teachers on South Balcony 82 SF 7 6-10 years (1.5 Floor) Women Teachers on South Balcony SF Ceiling - Plaster/Drywall 72 7 10+ years (1.5 Floor) Women Teachers on South Balconv SF Ceiling - Plaster/Drywall 10 5 0-1 year Water damaged ceiling (1.5 Floor) Doors - Wood Doors inclu hw Women Teachers on South Balcony ΕA 1 6 10+ years (1.5 Floor) Floor - Terrazzo Women Teachers on South Balcony 82 SF 6 10+ years (1.5 Floor) Lavatory Women Teachers on South Balcony 1 ΕA 6 10+ years (1.5 Floor) Lighting - Pendent/Surface Women Teachers on South Balcony ΕA 3 6 6-10 years (1.5 Floor) Partitions Women Teachers on South Balcony 1 ΕA 7 10+ years (1.5 Floor) Walls - Plaster/Drywall Women Teachers on South Balcony 317 SF 7 10+ years (1.5 Floor) SF Walls - Plaster/Drywall Women Teachers on South Balcony 30 5 0-1 year Water damage (1.5 Floor) Water Closet Women Teachers on South Balcony ΕA 6 1 10+ years (1.5 Floor)

Category : Classroom

Building : Addition

				•	
Location	Quantity	UOM	Rank	Recommend Replacement	Comments
1st Floor	2	EA	7	6-10 years	
1st Floor	9	LF	6	10+ years	
1st Floor	884	SF	7	10+ years	
1st Floor	10	SF	6	10+ years	
1st Floor	1	EA	6	10+ years	
-	1st Floor 1st Floor 1st Floor 1st Floor 1st Floor	LocationQuantity1st Floor21st Floor91st Floor8841st Floor10	LocationQuantityUOM1st Floor2EA1st Floor9LF1st Floor884SF1st Floor10SF	LocationQuantityUOMRank1st Floor2EA71st Floor9LF61st Floor884SF71st Floor10SF6	LocationQuantityUOMRankReplacement1st Floor2EA76-10 years1st Floor9LF610+ years1st Floor884SF710+ years1st Floor10SF610+ years



Juiogo	ry : Classroom		В	Building : Addition					
Ŭ				Recommend					
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
-	Floor - Wood	1st Floor	884	SF	6	10+ years			
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years			
	Marker Board	1st Floor	10	LF	6	6-10 years			
	Storage/ Closet	1st Floor	56	SF	7	10+ years			
	Walls - Plaster/Drywall	1st Floor	939	SF	7	10+ years			
lassro	om #104 (Computer Lab)								
1000100	AC Units	1st Floor	2	EA	7	6-10 years			
	Casework	1st Floor	9	LF	6	10+ years			
	Casework Ceiling - Lay-in	1st Floor	9 888	SF	7	,			
	Chalk Board	1st Floor	000 17	LF	4	10+ years			
				SF		2-5 years			
	Doors - Transom Window	1st Floor	10		6	10+ years			
	Doors - Wood Doors inclu hw	1st Floor 1st Floor	1	EA SF	6 6	10+ years			
	Floor - Wood		888		-	10+ years			
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years			
	Storage/ Closet	1st Floor	62	SF	7	10+ years			
	Walls - Plaster/Drywall	1st Floor	1,026	SF	7	10+ years			
	Walls - Plaster/Drywall	1st Floor	15	SF	4	0-1 year	Very damaged, large cracks		
	Wireless System	1st Floor	1	EA	7	6-10 years			
Classroo	om #106 (Regular Classroom)								
	AC Units	1st Floor	1	EA	7	6-10 years			
	Casework	1st Floor	9	LF	6	10+ years			
	Ceiling - Lay-in	1st Floor	872	SF	7	10+ years			
	Chalk Board	1st Floor	21	LF	4	2-5 years			
	Doors - Transom Window	1st Floor	<u>-</u> : 10	SF	6	10+ years			
	Doors - Wood Doors inclu hw	1st Floor	1	EA	6	1-2 years	Veneer damaged		
	Floor - Wood	1st Floor	847	SF	6	10+ years	vonoor damagod		
	Floor - Wood	1st Floor	25	SF	5	1-2 years	Seal worn out		
	Lighting - Lay-in	1st Floor	14	EA	7	10+ years	Sear worn out		
	Storage/ Closet	1st Floor	55	SF	7	10+ years			
			55						
	Mollo Diostor/Drawoll	1 of Eleon	1 007	0					
	Walls - Plaster/Drywall	1st Floor	1,007	SF	7	10+ years	Chinging point		
	Walls - Plaster/Drywall Walls - Plaster/Drywall	1st Floor 1st Floor	1,007 12	SF SF	7 6	10+ years 1-2 years	Chipping paint		
lassroo	Walls - Plaster/Drywall	1st Floor	12	SF	6	1-2 years	Chipping paint		
Classroo	Walls - Plaster/Drywall	1st Floor 2nd Floor	12	SF EA	6 7	1-2 years 6-10 years	Chipping paint		
Classroo	Walls - Plaster/Drywall om #201 (Regular Classroom) AC Units Casework	1st Floor 2nd Floor 2nd Floor	12 1 9	SF EA LF	6	1-2 years 6-10 years 10+ years	Chipping paint		
Classroo	Walls - Plaster/Drywall om #201 (Regular Classroom) AC Units	1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	12 1 9 883	SF EA LF SF	6 7	1-2 years 6-10 years	Chipping paint		
Classroo	Walls - Plaster/Drywall om #201 (Regular Classroom) AC Units Casework	1st Floor 2nd Floor 2nd Floor	12 1 9	SF EA LF	6 7 6	1-2 years 6-10 years 10+ years	Chipping paint		
Classroo	Walls - Plaster/Drywall om #201 (Regular Classroom) AC Units Casework Ceiling - Lay-in	1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	12 1 9 883	SF EA LF SF	6 7 6 7	1-2 years 6-10 years 10+ years 10+ years 2-5 years	Chipping paint		
Classroo	Walls - Plaster/Drywall om #201 (Regular Classroom) AC Units Casework Ceiling - Lay-in Chalk Board	1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	12 1 9 883 22	SF EA LF SF LF	6 7 6 7 4	1-2 years 6-10 years 10+ years 10+ years 2-5 years 10+ years	Chipping paint		
Classroo	Walls - Plaster/Drywall om #201 (Regular Classroom) AC Units Casework Ceiling - Lay-in Chalk Board Doors - Transom Window	1st Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor 2nd Floor	12 1 9 883 22 10	SF EA LF SF LF SF	6 7 6 7 4 6	1-2 years 6-10 years 10+ years 10+ years 2-5 years	Chipping paint		



Group	ry : Classroom				: Additi		
Group						Recommend	
	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Lighting - Lay-in	2nd Floor	2	EA	6	1-2 years	Not functioning
	Storage/ Closet	2nd Floor	58	SF	7	10+ years	č
	Walls - Plaster/Drywall	2nd Floor	1,025	SF	7	10+ years	
01	(1000 (Describer Olescore))						
Jassroor	m #202 (Regular Classroom)			Ε.	7	0.40	
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	875	SF	7	10+ years	
	Chalk Board	2nd Floor	10	LF	4	2-5 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	775	SF	6	10+ years	
	Floor - Wood	2nd Floor	100	SF	5	1-2 years	Seal wearing
	Lighting - Lay-in	2nd Floor	14	EA	7	10+ years	
	Storage/ Closet	2nd Floor	58	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,010	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	15	SF	6	1-2 years	Dents and cracking paint
Classroo	m #204 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	10+ years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	941	SF	7	10+ years	
	Chalk Board	2nd Floor	24	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	10+ years	
			10			-	
	Doors - Wood Doors inclu hw	2nd Floor	•	EA	6	10+ years	
	Floor - Wood	2nd Floor	941	SF	7	10+ years	
	Lighting - Lay-in	2nd Floor	13	EA	7	10+ years	
	Lighting - Lay-in	2nd Floor	1	EA	5	1-2 years	Loose cover
	Storage/ Closet	2nd Floor	58	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	1,025	SF	7	10+ years	
Classroor	m #206 (Regular Classroom)						
	AC Units	2nd Floor	1	EA	7	6-10 years	
	Casework	2nd Floor	9	LF	6	10+ years	
	Ceiling - Lay-in	2nd Floor	871	SF	7	10+ years	
	Chalk Board	2nd Floor	22	LF	4	2-5 years	
	Doors - Transom Window	2nd Floor	10	SF	6	6-10 years	
	Doors - Wood Doors inclu hw	2nd Floor	1	EA	6	10+ years	
	Floor - Wood	2nd Floor	831	SF	7	10+ years	
	Floor - Wood	2nd Floor	40	SF	5	1-2 years	Seal wearing
	Lighting - Lay-in	2nd Floor	14	EA	7	10+ years	
	Storage/ Closet	2nd Floor	55	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	998	SF	7	10+ years	
	Walls - Plaster/Drywall	2nd Floor	20	SF	6	1-2 years	Cracking and peeling



Building : Addition Category : Classroom Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Classroom #301 (Store Room) AC Units 3rd Floor 1 ΕA 7 6-10 years Casework 3rd Floor 9 LF 6 10+ years Ceiling - Lay-in 894 SF 7 10+ years 3rd Floor SF Ceiling - Lay-in 3rd Floor 5 1-2 years 4 Missing tile Chalk Board 3rd Floor 22 LF 4 2-5 years 6 Doors - Wood Doors inclu hw 3rd Floor 1 EΑ 10+ years SF Floor - Wood 3rd Floor 898 6 10+ years Lighting - Lay-in 3rd Floor 14 EA 7 10+ years Marker Board 15 LF 7 6-10 years 3rd Floor Storage/ Closet 3rd Floor 63 SF 7 10+ years Walls - Plaster/Drywall SF 7 3rd Floor 1.003 10+ years Classroom #302 (Regular Classroom) AC Units 3rd Floor 1 ΕA 7 6-10 years 3rd Floor 897 SF 7 Ceiling - Lay-in 10+ years Chalk Board 22 LF 2-5 years 3rd Floor 4 Doors - Transom Window SF 3rd Floor 10 6 10+ years Doors - Wood Doors inclu hw 3rd Floor FΑ 6 10+ years 1 SF Floor - Wood 3rd Floor 897 7 10+ years Lighting - Pendent/Surface 3rd Floor 14 EΑ 10+ years 6 SF Storage/ Closet 3rd Floor 61 7 10+ years Walls - Plaster/Drywall 984 SF 7 3rd Floor 10+ years Classroom #304 (Regular Classroom) AC Units 3rd Floor ΕA 7 1 10+ vears LF Casework 3rd Floor 9 6 10+ years Ceiling - Lay-in 3rd Floor 889 SF 7 10+ years 22 LF Chalk Board 3rd Floor 4 2-5 years 1-2 years ΕA 6 Doors - Hardware 3rd Floor 1 Plate missing Doors - Wood Doors inclu hw 3rd Floor 1 ΕA 6 10+ years Floor - Wood 3rd Floor 889 SF 6 10+ years Lighting - Lay-in 3rd Floor 14 FΑ 7 10+ years SF Storage/ Closet 3rd Floor 61 7 10+ years SF Walls - Plaster/Drvwall 3rd Floor 996 7 10+ vears Classroom #306 (Science Classroom) AC Units 3rd Floor 1 ΕA 7 6-10 years 3rd Floor 9 LF Casework 6 10+ years SF Ceiling - Lay-in 3rd Floor 879 7 10+ years Chalk Board 3rd Floor 22 LF 4 2-5 years Doors - Transom Window SF 3rd Floor 10 6 10+ years



Catego	ry : Classroom	B	Building : Addition				
Group	Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
	Doors - Wood Doors inclu hw	3rd Floor	1	EA	6	10+ years	
	Floor - Wood	3rd Floor	834	SF	6	10+ years	
	Floor - Wood	3rd Floor	45	SF	5	1-2 years	Seal worn out
	Lighting - Lay-in	3rd Floor	14	EA	7	10+ years	
	Storage/ Closet	3rd Floor	62	SF	7	10+ years	
	Walls - Plaster/Drywall	3rd Floor	980	SF	7	10+ years	

Category : Interior			Building : Addition					
						Recommend		
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments	
Corridor								
	Ceiling - Lay-in	1st Floor	1,708	SF	6	10+ years		
	Doors - Transom Window	1st Floor	80	SF	6	10+ years		
	Doors - Wood Doors include hw	1st Floor	6	EA	6	10+ years		
	Floor - Terrazzo	1st Floor	1,708	SF	6	10+ years		
	Lighting - Lay-in	1st Floor	18	EA	7	10+ years		
	Walls - Plaster/Drywall	1st Floor	909	SF	7	10+ years		
	Ceiling - Lay-in	2nd Floor	1,708	SF	6	10+ years		
	Doors - Wood Doors include hw	2nd Floor	6	EA	6	10+ years		
	Floor - Terrazzo	2nd Floor	985	SF	6	10+ years		
	Floor - Terrazzo	2nd Floor	15	SF	5	1-2 years	Cracking	
	Floor - Tile/Sheet	2nd Floor	708	SF	7	10+ years		
	Lighting - Pendent/Surface	2nd Floor	18	EA	7	10+ years		
	Walls - Plaster/Drywall	2nd Floor	909	SF	7	10+ years		
	Ceiling - Lay-in	3rd Floor	1,708	SF	7	10+ years		
	Floor - Terrazzo	3rd Floor	990	SF	6	10+ years		
	Floor - Terrazzo	3rd Floor	10	SF	6	1-2 years	Cracking	
	Floor - Tile/Sheet	3rd Floor	708	SF	7	10+ years		
	Lighting - Pendent/Surface	3rd Floor	18	EA	7	10+ years		
	Walls - Plaster/Drywall	3rd Floor	909	SF	7	10+ years		
Stairs								
	Ceiling - Lay-in	North	484	SF	7	10+ years		
	Ceiling - Plaster/Drywall	North	314	SF	7	10+ years		
	Floor - Terrazzo	North	930	SF	6	10+ years		
	Handrails	North	136	LF	7	10+ years		
	Lighting - Pendent/Surface	North	16	EA	7	10+ years		
	Stairs - Terrazzo	North	360	LF	6	10+ years		
	Walls - Plaster/Drywall	North	2,960	SF	7	10+ years		
	Ceiling - Plaster/Drywall	North East	1,136	SF	7	10+ years		
	Floor - Terrazzo	North East	1,237	SF	6	10+ years		
	Handrails	North East	72	LF	7	10+ years		
	Lighting - Pendent/Surface	North East	13	EA	7	10+ years		
		North East	180	LF	6	10+ years		



Catego	ry : Interior	В	uilding	: Additi	on		
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Walls - Plaster/Drywall	North East	2,914	SF	7	10+ years	
	Ceiling - Plaster/Drywall	South East	1,136	SF	6	10+ years	
	Floor - Terrazzo	South East	1,237	SF	6	10+ years	
	Handrails	South East	72	LF	7	10+ years	
	Lighting - Pendent/Surface	South East	13	EA	7	10+ years	
	Stairs - Terrazzo	South East	180	LF	6	10+ years	
	Walls - Plaster/Drywall	South East	2,914	SF	7	10+ years	



Category : Exterior Building : Annex Recommend Location Replacement Item - Type Quantity UOM **Comments** Group Rank Entrance Exterior Doors - Side lite 2 FΑ 6 5. now 6 10+ years 2 FΑ 6 Exterior Doors - Store Front 5. now 6 10+ years Exterior Doors - Transom Lite 2 5. now 6 EΑ 6 10+ years Exterior Stairs - Concrete 5, now 6 21 1 F 5 1-2 years Cracked and spalled concrete landing, broken first stair tread Stair Handrail - Steel Stair Handrail 5 LF 6 5. now 6 10+ years LF Stair Handrail - Steel_Stair Handrail 5. now 6 5 6 10+ years Entrance Control - Audio and Video 8 1 ΕA 6 6-10 vears Exterior Doors - Side lite 8 2 ΕA 6 10+ years Exterior Doors - Store Front 8 2 FΑ 6 10+ years 8 2 Exterior Doors - Transom Lite EΑ 6 10+ years Exterior Stairs - Concrete 8 LF 6 24 10+ years I F Stair Handrail - Steel Stair Handrail 8 16 6 10+ years Foundation Foundation - Concrete LF 7 Entire Building 590 10+ years Superstructure - Metal Deck/ Concrete Entire Building 17,596 SF 7 10+ years Topping Liahtina Exterior Lighting - Wall Mounted Entire Building 4 ΕA 6 6-10 years Roof System Coping - Metal G LF 7 590 10+ years Downspouts - Interior Downspouts G 45 LF 6 10+ years SF Roof - Asphalt Gravel Ballast G 17.596 6 6-10 years Roof Structure - Steel / Metal Deck/ G 17.596 SF 7 10+ years Concrete Topping Walls 0 SF 7 Canopy - Metal Entire Building 10+ years SF Canopy - Metal Entire Building 1 5 10+ years Slightly damaged canopy SF Exterior Walls - Prefabricated Metal Panel Entire Building 40 6 10+ years Wall SF Exterior Walls - Prefabricated Metal Panel Entire Building 4,942 6 10+ years Wall Windows Lintels - Steel Entire Building 432 LF 7 10+ years Entire Building SF 6-10 years Windows - Louver 248 6



XIN:	Schools					804	15 S Kenwood AVENUE, Chicago, IL 6061
Catego	ry : Exterior		В	uilding	: Annex	[
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
	Windows - Sash Aluminum Double-pane	Entire Building	2,440	SF	6	6-10 years	
Catego	ry : Electrical		В	uilding	: Annex	C.	
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Emergei	ncy System						
	Automatic Transfer Switch	Electrical Room	1	EA	6	10+ years	
	Exit Signs - Corridors and Stairs	Entire Building	2	EA	7	10+ years	Installed new in 2020
	Security System - Intrusion Detection	Entire Building	17,596	SF	5	6-10 years	Old systems
	Emergency A/C Power - Corridors and	Entire Building	1,663	SF	6	10+ years	
	Stairs		1,000	01	0	TOF years	
Main Se	rvice						
	PA System	1st Floor	17,596	SF	5	6-10 years	
	Main Electrical Service - 1600 A	Electrical Room	1	EA	6	6-10 years	
	120/208/3PH			273	Ũ	o ro youro	
Power D	istribution						
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Lighting and Power Panels - Above 100 A	Entire Building	1	EA	7	10+ years	
	Main Distribution Panels - Greater than 600	Entire Building	1	EA	7	10+ years	
	amp		·		,	Tor years	
Catego	ry : Fire Protection		В	uilding	: Annex	(
						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Fire Alar	m						
	Fire Alarm Panel	Entire Building	1	EA	7	10+ years	New item added per current observation Not connected
	Fire Alarm Strobe Lights	Entire Building	0	SF	7	10+ years	Installed new system in 2020
							renovation process- not connected Per current observation
	Fire Alarm_System	Entire Building	17,596	SF	7	10+ years	New Installed in 2020
Catego	ry : Mechanical		В	uilding	: Annex	<u> </u>	
						Recommend	
Group	Item - Type	Location	Quantity	LIOM	Rank	Renlacement	Comments



8045 S Kenwood AVENUE, Chicago, IL 60619 Category : Mechanical **Building : Annex** Recommend Group Item - Type Location Quantity UOM Rank Replacement Comments Wall Heater - Electric Entire Building 3 FΑ 2 0-1 vear Not working per current observation Temperature Control Electric Controls Entire Building SF 6 17,596 10+ years ΕA 6 Electric Thermostat Entire Building 17 10+ years Unit Ventilation Unit Ventilators- Floor Mounted- Electric ΕA 6 Entire Building 17 10+ years Heating & DX Cooling Coil W/ Self **Contained Compressor** Ventilation 6 Exhaust Fans- Indoor - Less than 500 CFM Entire Building 3 EΑ 10+ years Motor replace in 2020 2 Exhaust Fans- Roof Mounted - 500 - 1500 Entire Building ΕA 6 10+ years CFM **Category : Plumbing Building : Annex** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Hot Water Electric Heater - Less than 20 KW 1st Floor ΕA 1 6 6-10 years Pipina Domestic Piping-Hot Water Return Lines Entire Building 17.596 SF 6 10+ years Domestic Piping-Hot Water from Risers to SF Entire Building 17,596 6 10+ years Fixtures Domestic Piping-Hot/Cold Water Supply Entire Building 17.596 SF 6 10+ years (Horizontal Lines) Domestic Piping-Hot/Cold Water Supply Entire Building 17.596 SF 6 10+ years (from Risers to Fixtures) Sanitary Piping Entire Building 17,596 SF 7 10+ years Storm Piping SF Entire Building 17,596 7 10+ years Vent Piping 17,596 SF 7 Entire Building 10+ years Category : Room **Building : Annex** Recommend Location Group Item - Type Quantity UOM Rank Replacement Comments Administrative Suites/Offices SF 7 Ceiling - Lay-in 1st Floor Small Central Office 123 10+ years (Storage on plan) Doors - Steel Doors incl hw 1st Floor Small Central Office ΕA 6 10+ years 1 (Storage on plan)



Category : Room				Building : Annex					
				J		Recommend			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
-	Floor - Concrete Epoxy/ Painted	1st Floor Small Central Office	123	SF	7	10+ years			
		(Storage on plan)				-			
	Lighting - Pendent/Surface	1st Floor Small Central Office	2	EA	7	10+ years			
		(Storage on plan)				-			
	Walls - Metal Panel	1st Floor Small Central Office	362	SF	7	10+ years			
		(Storage on plan)							
	Walls - Metal Panel	1st Floor Small Central Office	8	SF	4	0-1 year	Damage around lower wall		
		(Storage on plan)							
	Ceiling - Lay-in	Main Office	574	SF	7	10+ years			
	Floor - Concrete Epoxy/ Painted	Main Office	574	SF	7	10+ years			
	Lighting - Lay-in	Main Office	6	EA	7	10+ years			
	Power Distribution	Main Office	8	EA	7	10+ years			
	Storage/ Closet	Main Office	188	SF	7	10+ years			
	Walls - Metal Panel	Main Office	600	SF	7	10+ years			
	Ceiling - Lay-in	Principal's Office	170	SF	7	10+ years			
	Ceiling - Lay-in	Principal's Office	16	SF	4	1-2 years	Cracked tile		
	Doors - Steel Doors incl hw	Principal's Office	10	EA	6	10+ years	Clacked life		
	Floor - Carpet	Principal's Office		SF	6				
			186	-		6-10 years			
	Lighting - Lay-in	Principal's Office	4	EA	7	10+ years			
	Power Distribution	Principal's Office	8	EA	6	10+ years			
	Walls - Metal Panel	Principal's Office	445	SF	7	10+ years			
	Ceiling - Lay-in	Teachers Lounge	309	SF	7	10+ years			
	Ceiling - Lay-in	Teachers Lounge	24	SF	4	1-2 years	Stain broken tile		
	Doors - Steel Doors incl hw	Teachers Lounge	1	EA	6	10+ years			
	Floor - Concrete Epoxy/ Painted	Teachers Lounge	333	SF	7	10+ years			
	Lighting - Lay-in	Teachers Lounge	4	EA	7	10+ years			
	Walls - Metal Panel	Teachers Lounge	563	SF	7	10+ years			
Vechanic	cal/ Service Rooms								
	Janitor's Closet	1st Floor	120	SF	7	10+ years			
	Mechanical/ Service Rooms	1st Floor	170	SF	7	10+ years			
	Storage Room	1st Floor	120	SF	7	10+ years			
	Storage Room	1st Floor	167	SF	7	10+ years			
	Storage Room	1st Floor	72	SF	5	6-10 years			
	Storage Room	13(1)001	12	01	5	0-10 years			
Restroom									
	Accessories	1st Floor	280	SF	7	6-10 years			
	Ceiling - Lay-in	1st Floor	280	SF	7	10+ years			
	Doors - Steel Doors incl hw	1st Floor	1	EA	7	10+ years			
	Floor - Tile Ceramic/ Porcelain	1st Floor	280	SF	6	10+ years			
	Lavatory	1st Floor	4	EA	6	10+ years			
	Lavalory								
		1st Floor	2	EA	7	10+ vears			
	Lavalory Lighting - Lay-in Partitions		2 4	EA EA	7 7	10+ years 10+ years			



Category : Room **Building : Annex** Recommend Location Quantity Group Item - Type UOM Rank **Replacement** Comments Urinals 1st Floor 2 ΕA 5 1-2 years 1st Floor 569 SF 7 10+ years Walls - Metal Panel Water Closet 1st Floor 2 FΑ 6 10+ years Water Closet 2 3 1st Floor EΑ 1-2 years SF 7 Accessories 1st Floor 270 6-10 years SF Ceiling - Lay-in 1st Floor 270 4 1-2 years Water damaged ceiling Doors - Steel Doors incl hw 1st Floor ΕA 6 10+ years 1 SF Floor - Tile Ceramic/ Porcelain 1st Floor 270 6 10+ years Lavatorv 1st Floor 4 EΑ 6 10+ vears Lighting - Lay-in 1st Floor 2 FΑ 7 10+ years Partitions 1st Floor 11 ΕA 7 10+ vears Walls - Metal Panel 1st Floor 546 SF 7 10+ years Water Closet 1st Floor ΕA 7 10+ years 11 SF 7 Accessories North Teachers Toilet in Corridor 92 6-10 years North Teachers Toilet in Corridor SF 7 Ceiling - Lay-in 88 10+ years Ceiling - Lay-in 4 SF North Teachers Toilet in Corridor 4 1-2 years ΕA 6 Doors - Steel Doors incl hw North Teachers Toilet in Corridor 1 10+ years Floor - Tile Ceramic/ Porcelain North Teachers Toilet in Corridor 92 SF 6 10+ years North Teachers Toilet in Corridor 1 ΕA 6 10+ vears Lavatorv Lighting - Lay-in North Teachers Toilet in Corridor 1 EΑ 7 10+ years Partitions North Teachers Toilet in Corridor 1 ΕA 7 10+ years Walls - Metal Panel North Teachers Toilet in Corridor SF 7 324 10+ years SF 7 Walls - Plaster/Drvwall North Teachers Toilet in Corridor 8 10+ years Water Closet North Teachers Toilet in Corridor 1 FΑ 6 10+ years Accessories 66 SF 7 6-10 years Unisex in Teachers Lounge SF Ceiling - Lav-in Unisex in Teachers Lounge 58 7 10+ vears Ceiling - Lay-in SF Unisex in Teachers Lounge 8 4 1-2 years Stain tile Doors - Steel Doors incl hw Unisex in Teachers Lounge 1 ΕA 6 10+ years SF Floor - Tile Ceramic/ Porcelain Unisex in Teachers Lounge 66 6 10+ years Lavatory Unisex in Teachers Lounge 1 ΕA 6 10+ years Lighting - Pendent/Surface Unisex in Teachers Lounge 6 FΑ 7 10+ years Partitions Unisex in Teachers Lounge 1 ΕA 7 10+ vears SF 7 Walls - Metal Panel Unisex in Teachers Lounge 271 10+ years Water Closet Unisex in Teachers Lounge FΑ 6 1 10+ years

Category : Classroom

Building : Annex

Group Item - Type	Location	Quantity	UOM	Rank	Recommend Replacement	Comments
Classroom #401 (Vacant)						
Casework	4th Floor	8	LF	6	10+ years	
Ceiling - Lay-in	4th Floor	793	SF	7	10+ years	
Ceiling - Lay-in	4th Floor	24	SF	5	1-2 years	Sagging tiles and framing
Chalk Board	4th Floor	18	LF	4	2-5 years	
Doors - Steel Doors incl hw	4th Floor	1	EA	7	10+ years	



Category : Classroom **Building : Annex** Recommend Group Item - Type Location Quantity UOM Rank **Replacement** Comments Floor - Tile 4th Floor 817 SF 10+ years 7 4th Floor ΕA 7 Lighting - Lay-in 10 10+ years Walls - Metal Panel 4th Floor 887 SF 7 10+ years Classroom #402 (Store Room) 4th Floor 8 LF 6 Casework 10+ years Ceiling - Lay-in 4th Floor 801 SF 7 10+ years SF Ceiling - Lay-in 4th Floor 16 5 1-2 years Sagging tiles LF Chalk Board 4th Floor 18 4 2-5 years Doors - Steel Doors incl hw 4th Floor 1 EΑ 6 10+ years Floor - Tile 4th Floor 817 SF 7 10+ years Lighting - Lay-in 4th Floor 10 EΑ 7 10+ years Walls - Metal Panel 4th Floor SF 7 887 10+ years Classroom #403 (Kindergarten) Casework 4th Floor 8 LF 6 10+ years 4th Floor SF 7 Ceiling - Lay-in 801 10+ years Ceiling - Lay-in 4th Floor SF 5 1-2 years 16 Stains and marks on tiles Chalk Board LF 4th Floor 36 2-5 years 4 Doors - Steel Doors incl hw 4th Floor FΑ 7 10+ years 1 SF Floor - Tile 4th Floor 817 6 10+ years 7 Lighting - Lay-in 4th Floor 10 EΑ 10+ years Walls - Metal Panel SF 4th Floor 887 7 10+ years Classroom #404 (Pre School) LF Casework 4th Floor 8 6 10+ years 4th Floor 809 SF 7 Ceiling - Lav-in 10+ vears Ceiling - Lay-in SF 4th Floor 8 4 1-2 years Water damage Chalk Board 4th Floor 18 LF 4 2-5 years Doors - Steel Doors incl hw 4th Floor ΕA 7 10+ years 1 Floor - Tile SF 6 10+ years 4th Floor 817 7 Lighting - Lay-in 4th Floor 10 EΑ 10+ years Walls - Metal Panel 4th Floor 887 SF 7 10+ years Classroom #405 (Regular Classroom) Casework 4th Floor 8 LF 6 10+ years SF Ceiling - Lay-in 4th Floor 801 7 10+ years SF Ceiling - Lay-in 4th Floor 16 4 0-1 year Caked and damaged tiles Doors - Steel Doors incl hw 4th Floor EΑ 6 10+ years 1 Floor - Tile 4th Floor SF 817 6 10+ years Lighting - Lay-in 4th Floor 10 ΕA 7 10+ years Walls - Metal Panel 4th Floor 887 SF 7 10+ years



Catego	Category : Classroom			uilding			
				Re			
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Classroo	m #406 (Play Room)						
	Casework	4th Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	4th Floor	817	SF	7	10+ years	
	Chalk Board	4th Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	4th Floor	1	EA	6	10+ years	
	Floor - Tile	4th Floor	817	SF	6	10+ years	
	Lighting - Lay-in	4th Floor	10	EA	7	10+ years	
	Walls - Metal Panel	4th Floor	887	SF	7	10+ years	
Classroo	m #407 (Regular Classroom)						
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	817	SF	7	10+ years	
	Chalk Board	1st Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	811	SF	6	10+ years	
	Floor - Tile	1st Floor	6	SF	5	1-2 years	Gaps between tiles
	Lighting - Lay-in	1st Floor	10	ĒA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
Classroo	m #408 (Store Room)						
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	817	SF	6	10+ years	Updated to match current
			011	0.	0	ior youro	observations, tile out of place due to construction
	Chalk Board	1st Floor	36	LF	4	2-5 years	
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	817	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
Classroo	m #409 (Store Room)						
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	809	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	8	SF	4	0-1 year	Sagging tiles
	Chalk Board	1st Floor	36	LF	4	2-5 years	00 0
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years	
	Floor - Tile	1st Floor	817	SF	6	10+ years	
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years	
Classroo	m #410 (Regular Classroom)						
	Casework	1st Floor	8	LF	6	10+ years	
	Ceiling - Lay-in	1st Floor	817	SF	7	10+ years	
			517	0.	•	ie. youro	



Category : Classroom Building : Annex									
Gulego			Recommend						
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments		
	Chalk Board	1st Floor	36	LF	4	2-5 years			
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	817	SF	6	10+ years			
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years			
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years			
Classroo	om #411 (Regular Classroom)								
	Casework	1st Floor	8	LF	6	10+ years			
	Ceiling - Lay-in	1st Floor	817	SF	7	10+ years			
	Chalk Board	1st Floor	36	LF	4	2-5 years			
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	817	SF	7	10+ years			
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years			
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years			
Classroo	om #412 (Regular Classroom)								
	Casework	1st Floor	8	LF	6	10+ years			
	Ceiling - Lay-in	1st Floor	817	SF	7	10+ years	Quantity changed		
	Chalk Board	1st Floor	36	LF	4	2-5 years			
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	817	SF	6	10+ years			
	Lighting - Lay-in	1st Floor	10	ĒA	7	10+ years			
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years			
Classroo	om #413 (Multi Purpose Room)								
	Ceiling - Lay-in	1st Floor	801	SF	7	10+ years			
	Ceiling - Lay-in	1st Floor	16	SF	4	0-1 year	Water damage		
	Chalk Board	1st Floor	18	LF	4	2-5 years	Ũ		
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	807	SF	7	10+ years			
	Floor - Tile	1st Floor	10	SF	4	0-1 year	Chipped and missing tiles		
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years			
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years			
Classroo	om #414 (Multi Purpose Room)								
	Casework	1st Floor	8	LF	6	10+ years			
	Ceiling - Lay-in	1st Floor	797	SF	7	10+ years			
	Ceiling - Lay-in	1st Floor	20	SF	5	1-2 years	Sagging tiles		
	Chalk Board	1st Floor	18	LF	4	2-5 years			
	Doors - Steel Doors incl hw	1st Floor	1	EA	6	10+ years			
	Floor - Tile	1st Floor	813	SF	7	10+ years			
	Floor - Tile	1st Floor	4	SF	4	0-1 year	Missing and chipping tiles		
	Lighting - Lay-in	1st Floor	10	EA	7	10+ years	0 11 0 11		



Catego	ry : Classroom	Building : Annex								
						Recommend				
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments			
	Walls - Metal Panel	1st Floor	887	SF	7	10+ years				

Category : Interior

Building : Annex

						Recommend	
Group	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
Corridor							
	Ceiling - Lay-in	1st Floor	1,625	SF	7	10+ years	
	Ceiling - Lay-in	1st Floor	6	SF	6	1-2 years	Loose fixture
	Ceiling - Lay-in	1st Floor	32	SF	5	1-2 years	Sagging tiles
	Doors - Steel Doors incl hw	1st Floor	4	EA	6	10+ years	
	Drinking Fountains - Single Fountain	1st Floor	3	EA	7	10+ years	
	Floor - Tile/Sheet	1st Floor	1,663	SF	7	10+ years	
	Lighting - Lay-in	1st Floor	22	EA	7	10+ years	
	Walls - Metal Panel	1st Floor	3,284	SF	7	10+ years	
	Walls - Metal Panel	1st Floor	10	SF	6	1-2 years	Peeling baseboards



Category : Site			В	uilding			
	Hanna Tama	Leasting	Owentite		Daula	Recommend	0
iroup	Item - Type	Location	Quantity	UOM	Rank	Replacement	Comments
ivil/Dra	Civil/ Drainage - Catch Basin	Entire Site	5	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	5 16	EA	6	10+ years	
	Civil/ Drainage - Site Manhole	Entire Site	1	EA	6	10+ years	
	Civily Drainage - Site Marinole	Entire Site	I	LA	0	TOF years	
encina							
0	Fencing - Chain Link	Entire Site	660	LF	6	10+ years	
	Fencing - Chain Link	Entire Site	50	LF	4	1-2 years	Broken sections of Chain link, corroded fence
	Fencing - Guard Rail	Entire Site	60	LF	6	6-10 years	
	Fencing - Guard Rail	Entire Site	40	LF	5	1-2 years	Broken guard rail missing section.
	Fencing - New Standard Ornamental	Entire Site	564	LF	7	10+ years	
	Fencing - Old Standard Ornamental	Entire Site	1,294	LF	5	1-2 years	Detached sections, corroded fencing Rusted fence, open joints at Masonr piers
Indsca							
	Benches	Entire Site	2	EA	6	6-10 years	
	Landscape - Grass	Entire Site	37,603	SF	6	10+ years	
	Landscape - Hardscape- Concrete	Entire Site	6,387	SF	6	10+ years	Gave 2300 ft.Â ² to parking lot area/driveway to trash compactor
	Parkway trees	Entire Site	40	EA	6	10+ years	, , , , , , , , , , , , , , , , , , ,
	Planting Beds/ Area	Entire Site	3,123	SF	6	10+ years	
	Play Area - Hardscape- Asphalt	Entire Site	8,268	SF	6	10+ years	
	Play Area - Synthetic Turf	Entire Site	9,248	SF	7	10+ years	
	Trash Receptacles	Entire Site	2	EA	6	10+ years	
arking	ot						
C	Surface - Asphalt	Entire Site	17,369	SF	6	10+ years	
	Surface - Concrete	Entire Site	1,600	SF	7	10+ years	
	Surface - Concrete	Entire Site	600	SF	4	2-5 years	Cracked and broken concrete at tras
	Trash Compactor	Entire Site	1	EA	7	10+ years	compactor
	Trash Enclosure - Chain Links	Entire Site	0	SF	6	10+ years	
						-	
laygrou							
	Equipment - School Age 5-12	Northwest	1	EA	4	2-5 years	Corroded, Broken equipment
	Equipment - School Age 5-12	Northwest	1	EA	4	2-5 years	Rotted, torn or missing equipment
	Surface - Square Rubber Mats	Northwest	3,737	SF	4	2-5 years	
Sidewalk	's						

Sidewalks



8045 S Kenwood AVENUE, Chicago, IL 60619 **Category : Site Building : Site** Recommend Location Group Item - Type Quantity UOM Rank Replacement Comments SF Sidewalks - Perimeter Sidewalks Entire Site 17,914 6 10+ years Signage Flag Pole - Flag Pole Entire Site 1 ΕA 4 10+ years Flag pole has toppled over and broken ΕA Marquee - Free Standing Back Lighted Entire Site 6 1 10+ years

¹ It is very rare for assessors to find a feature in this condition. If assessors do, they are required to report it to CPS right away, and CPS facilities will address it immediately. As a result, no features should be ranked "1" in this report; by the time the report is compiled, they will have been resolved.

Definitions

• Quantity means, for each item, the total number (or amount) of that item that exists and was evaluated

• Unit means the generally accepted standard unit of measure for each item. Some items, like doors, are measured individually and use the unit of measurement "EA" for "each." Other items, like chimneys, are measured in terms of linear feet ("LF"). Still other items, like flooring, are generally measured in square feet ("SF").



Classroom Summary

			Deem	Floor Plan	A	Glazed	Operable	Window	Creat
Current Uppero		Room Location	Room Number	Room Number	Area (SF)	Window Area	Window Area	Window	Smart- Board
Current Usage Building : Main	Intended Usage	Room Location	Number	Number	(37)	Area	Area	Stop	Боаго
Computer Lab	Other Non Instructional Use	2nd Floor	212	212	870	180	60	N	N
Faculty Lounge	Regular Classroom	2nd Floor	212	205	870	180	60	N	N Y
Office	Other Instructional Use	3rd Floor	307	307	560	144	72	N	Y Y
						144			
Office	Regular Classroom	2nd Floor	207	207	550		60	N	N
Regular Classroom	Regular Classroom	3rd Floor	303	303	931	180	60	N	N Y
Regular Classroom	Regular Classroom	3rd Floor	308	308	878	180	60	N	
Regular Classroom	Regular Classroom	3rd Floor	310	310	875	180	60	N	Y
Regular Classroom	Regular Classroom	3rd Floor	312	312	880	180	60	N	Y
Store Room	Regular Classroom	2nd Floor	203	203	875	180	45	N	Y
Vacant	Regular Classroom	3rd Floor	305	305	910	180	60	N	N
Building : Addition		1	1						
Computer Lab	Regular Classroom	1st Floor	104	104	888	180	60	N	N
Office	Regular Classroom	1st Floor	102	102	884	180	60	N	N
Regular Classroom	Regular Classroom	1st Floor	106	106	872	180	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	201	201	883	180	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	202	202	875	180	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	204	204	941	180	60	N	Y
Regular Classroom	Regular Classroom	2nd Floor	206	206	871	180	60	N	Y
Regular Classroom	Regular Classroom	3rd Floor	302	302	897	180	60	N	Ν
Regular Classroom	Regular Classroom	3rd Floor	304	304	889	180	60	N	Y
Science Classroom	Regular Classroom	3rd Floor	306	306	879	180	60	Ν	Y
Store Room	Regular Classroom	3rd Floor	301	301	898	180	60	N	Y
Building : Annex									
Kindergarten	Kindergarten	4th Floor	403	NA	817	120	12	N	Y
Multi Purpose Room	Regular Classroom	1st Floor	413	NA	817	120	12	N	N
Multi Purpose Room	Regular Classroom	1st Floor	414	NA	817	120	12	N	N
Play Room	Regular Classroom	4th Floor	406	NA	817	120	8	N	N
Pre School	Regular Classroom	4th Floor	404	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	407	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	410	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	411	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	1st Floor	412	NA	817	120	12	N	Y
Regular Classroom	Regular Classroom	4th Floor	405	NA	817	120	12	N	N
Store Room	Regular Classroom	1st Floor	408	NA	817	120	12	N	N
Store Room	Regular Classroom	1st Floor	409	NA	817	120	12	N	N
Store Room	Regular Classroom	4th Floor	402	NA	817	120	12	N	Y



Classroom	Summary

				Floor Plan		Glazed	Operable		
			Room	Room	Area	Window	Window	Window	Smart-
Current Usage	Intended Usage	Room Location	Number	Number	(SF)	Area	Area	Stop	Board
Vacant	Kindergarten	4th Floor	401	NA	817	120	12	N	N